



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

*Promoting the wise use of land
Helping build great communities*

PLANNING DEPARTMENT HEARING

MEETING DATE October 3, 2014	CONTACT/PHONE Holly Phipps /781-1162/ hhipps@co.slo.ca.us	APPLICANT Earl J. Darway Family Trust	FILE NO. COAL 14-0022 SUB2013-00072
SUBJECT A request by Earl J. Darway Family Trust for a Lot Line Adjustment (COAL14-0022) to adjust the lot lines between three parcels of 31 acres, 30 acres, and 15 acres. The adjustment will result in three parcels of 46 acres, 25 acres and 5 acres. The proposed project is within the Agriculture land use category, Airport Review Area and portions are within a Flood Hazard area and is located (at 215 Green Gate Road) approximately 3 miles south of from the City of San Luis Obispo. The site is in the South County Planning Area, San Luis Obispo Sub Area South.			
RECOMMENDED ACTION Approve Lot Line Adjustment COAL 14-0022 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION A Class 5 Categorical Exemption (ED14-057) was issued on September 3, 2014.			
LAND USE CATEGORY Agriculture	COMBINING DESIGNATION Airport Review, Flood Hazard	ASSESSOR PARCEL NUMBER 044-401-042 and 044-161-008	SUPERVISOR DISTRICT(S) 3
PLANNING AREA STANDARDS: None applicable			
LAND USE ORDINANCE STANDARDS: Section 22.22.040 – Subdivision Design, Agriculture			
EXISTING USES: Three single-family residences, barn, and several agriculture structures			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Agriculture / agricultural uses <i>East:</i> Rural Lands / agricultural uses <i>South:</i> Agriculture / agricultural uses <i>West:</i> Agriculture / residential uses			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242			

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Agriculture Department, Public Works, Cal Trans, Environmental Health, and City of San Luis Obispo	
TOPOGRAPHY: Gently sloping	VEGETATION: Row Crop Farming, ornamental landscaping
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: CAL FIRE	ACCEPTANCE DATE: July 2, 2014

ORDINANCE COMPLIANCE:

The applicant is proposing to adjust the lot lines between three legal parcels as follows:

EXISTING LOT SIZES (ACRES)	ADJUSTED PARCEL SIZES (ACRES)
31	46
30	25
15	5

Section 21.02.030 of the Real Property Division Ordinance states that a lot line adjustment shall not be approved or conditionally approved unless the new parcels resulting from the adjustment will maintain a position which is better than, or equal to, the existing situation relative to the county's zoning and building ordinances. The proposed lot line configuration will consolidate all agricultural activities onto the larger parcels and will consolidate the non-farmed area into a smaller 5.0 acre parcel.

The Agriculture Department reviewed the proposed project (L. Auchinachie, July 15, 2014) and considers the proposed lot line adjustment to be equal to the existing configuration. The applicant proposes to reconfigure three existing parcels to consolidate farming operations onto two parcels. It is the intent of the owner to enter the two larger parcels into the Williamson's Act. The proposed lot line adjustment will not create any additional development potential than what currently exists today.

SB 497

As of January 1, 2002, lot line adjustments are limited to four or fewer existing adjoining parcels. In addition, the new parcels must comply not only with zoning and building regulations, but also with the general plan and any applicable coastal plan. The County's local ordinance allows a determination to be made that the proposed situation is equal to or better than the existing situation. Because the parcels as adjusted are consistent with the minimum parcel sizes as set forth in the General Plan, staff has concluded that the adjustment is consistent with both state and local law.

The present use of the land is irrigated vineyards. According to Section 22.22.040 of the Land Use Ordinance, the minimum parcel size is 40 acres for irrigated crops and 20 acres for row crops on Class I soils. The proposed lot line configuration will consolidate all of the Class I soils on the 25 acre parcel and the Class II soils on the 46 acre parcel. The proposed lot line configuration will consolidate all agricultural activities onto the larger parcels and will consolidate the non-farmed area into a smaller 5.0 acre parcel. The 5.0 acre parcel will include an existing barn and residence. The parcels resulting from the lot line adjustment will maintain a position which is equal to the existing situation relative to the county's zoning and building ordinances.

LEGAL LOT STATUS:

The three lots were legally created a recorded map at a time when that was a legal method of creating lots.

Staff report prepared by Holly Phipps and reviewed by Bill Robeson.